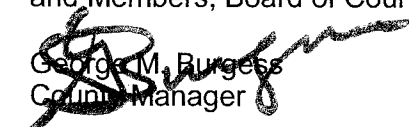


Memorandum



Date: June 21, 2005

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: 
George M. Burgess
County Manager

Subject: Sale of fifty (50) County-Owned Lots for Infill Housing Bid No. 7
and Re-Awarding of Six lots for Infill Housing Bid No. 6

Agenda Item No. 8(F)(1)(A)

RECOMMENDATION

It is recommended that the Board approve the attached resolution declaring 50 County-owned lots, listed in Exhibit "A" and legally described in Exhibit "B," as surplus pursuant to Invitation to Bid No. 7 For Sale of County-owned Lots Under the Infill Housing Initiative; authorizing the sale of 35 parcels to Lancaster Homes & Construction, four parcels to Kiawah Properties Corp., three parcels to Affordable Housing Programs Inc., six parcels to Rosewood Housing LLC., and two parcels to American Construction & Financing for a total of 50 parcels.

Additionally, it is recommended that an additional six lots be awarded to American Construction & Financing, the second high bidder from Invitation to Bid No. 6. These six parcels were awarded to Atlantic Realty Ventures, LLC by Resolution No. R-557-04 approved by the Board on May 11, 2004. However, that company withdrew from the sale and has forfeited its deposit. In accordance with the rules laid out by the bid procedures, the award may go to the 2nd high bidder.

It is further recommended that the Mayor be authorized to execute County Deeds substantially in the form attached hereto as Exhibit "E," and the County Manager or his designee be authorized to execute a "Special Release of Lien Relative to Infill Housing Initiative of Miami-Dade County," attached hereto as Exhibit "D," for any County liens that have been placed on the properties subsequent to the issuance of the Tax Deed, as authorized by Sections 17-124 and 17-126 of the County Code, and any additional County liens which were not appropriately filed in the public records, but which may become known subsequent to the passing of this resolution and prior to closing.

BACKGROUND

Commissioner Dr. Barbara M. Carey-Shuler sponsored an ordinance, codified as Sections 17-124 and 17-126 of the County Code, which created a specific methodology for handling infill housing including; the identification of property and adjacent property, acquisition, transfer and sale of property, reversion of title to the County in the event of non-performance, forgiveness of liens, and construction and rehabilitation loan provisions. Resolution No. R-432-00, approved by the Board on May 9, 2000, directed the County Manager to identify lots for the Infill Housing Initiative and sell them to the highest bidders through competitive bids. On, September 22, 2004 "Invitation to Bid No. 7" was issued for such purpose, offering for sale of 50 County-owned lots to the high bidders, subject to the conditions listed below. Failure to comply with any of the conditions will result in the forfeiture of all monetary investments and physical improvements, and title to the properties will revert back to Miami-Dade County. The conditions are as follows:

1. That each parcel be developed with affordable housing which may be either a single family home or such housing as may be allowed under zoning applicable to the parcel and shall meet the guidelines of the Infill Housing Initiative. (At the direction of the Board, condition No. 1 was modified to eliminate the restriction that the lots could only be developed with single family homes).
2. Build the home(s) to meet or exceed the Minimum Housing Quality Standards for Surtax and SHIP funding.
3. The property shall be reasonably developed or rehabilitated with affordable housing within one year of conveyance.
4. The developer shall pay all closing costs to purchase the lots and to convey the completed home.
5. The home shall remain affordable housing for at least ten (10) years.
6. The property cannot be transferred prior to obtaining the Certificate of Occupancy of the home without the prior written permission of the Miami-Dade Housing Agency.

The lots were divided by location into thirteen groups, and bids for individual lots were not considered. No minimum bid amount was set for any of the groups. The Invitation to Bid was advertised in the Miami Daily Business Review during the second and third weeks in September. Additionally, the Bid was advertised on the Miami-Dade County Web Site. GSA distributed 48 packages upon request and more than 500 were downloaded from the Web. A non-mandatory Pre-Bid Conference was held on October 21, 2004, and bids were opened on November 3rd, 2004. A total of 157 bids were received for the 13 groups of properties. The results are as follows:

| Group No. | Number of Properties | # of Bids Received | Highest Responsive Bidder | High Bid Amount |
|-----------|----------------------|--------------------|-----------------------------------|-----------------|
| 1 | 4 | 11 | Lancaster Homes & Construction | \$ 75,600.00 |
| 2 | 4 | 11 | Lancaster Homes & Construction | \$ 108,108.00 |
| 3 | 5 | 11 | Lancaster Homes & Construction | \$ 91,116.00 |
| 4 | 5 | 15 | Lancaster Homes & Construction | \$ 101,106.00 |
| 5 | 4 | 6 | Kiawah Properties Corp | \$ 42,000.00 |
| 6 | 2 | 13 | Lancaster Homes & Construction | \$ 48,114.00 |
| 7 | 3 | 14 | Lancaster Homes & Construction | \$ 72,612.00 |
| 8 | 3 | 14 | Affordable Housing Programs, Inc | \$ 45,612.00 |
| 9 | 2 | 13 | Lancaster Homes & Construction | \$ 72,612.00 |
| 10 | 6 | 7 | Rosewood Housing LLC | \$ 48,101.00 |
| 11 | 5 | 9 | Lancaster Homes & Construction | \$ 80,100.00 |
| 12 | 5 | 13 | Lancaster Homes & Construction | \$ 100,116.00 |
| 13 | 2 | 20 | American Construction & Financing | \$ 35,501.00 |

The following is pertinent background information on each high bidder:

Lancaster Homes & Construction Services, Inc. has participated in the Infill program for the past four years, and they have completed and delivered over 30 houses. They presently have 14 houses under construction. Mr. Meir Benzaken is the president and sole shareholder.

Kiawah Properties Corp. is a for-profit corporation from New York that specializes in mortgage lending and construction management. They have opened a division in South Florida that operates under the name RJ Builders and Contractors which handles the development side. Kiawah Properties Corp. has entered into a joint venture with Haven Economic Development, Inc (HEDI), a (501)c(3) corporation established on June 22, 1998, to build affordable housing for low-and moderate-income residents. HEDI has been developing homes for the past four years, and has completed 123 single-family homes in Miami-Dade County, and 59 homes in Broward County for qualified low-income residents. HEDI's president, Mr. Harris Millman, is a general contractor, a respected accredited MAI Appraiser, Real Estate Broker, and former lender with years of experience in all types of housing and loan programs. HEDI's record of accomplishments, and the experience of its staff and board, speaks well for its future.

Affordable Housing Programs was established in 2002 as a Florida non-profit corporation headed by Isaac Simhon. They have built and sold over 100 homes during the last two years. In addition Affordable Housing Programs creates and promotes job training and employment opportunities for unskilled laborers in the neighborhoods surrounding the areas where the homes are being built.

American Construction & Financing Corp. is a Florida for-profit corporation led by Robert Behnejad, its president. Mr. Behnejad is a graduate of Florida International University with a degree in Construction Engineering. He has been building houses since 1983. This is American Construction & Financing Corp.'s first venture in the construction of affordable housing.

Rosewood Housing, LLC is a recently formed residential development organization created as a joint venture between Dedric Copeland P.A. and Copeland Construction Group, Inc. Dedric Copeland P.A. is one of Coldwell Banker's top performing real estate sales teams internationally with over \$85 million in sales pending. Rosewood has recently developed two duplex buildings on the same block as two of the lots they are purchasing.

A list of the principals for each company can be found in Exhibit "C."


Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 21, 2005

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(A)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

4

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(A)
06-21-05

RESOLUTION NO. _____

RESOLUTION DECLARING FIFTY COUNTY-OWNED LOTS IDENTIFIED IN INVITATION TO BID NO. 7, UNDER THE INFILL HOUSING INITIATIVE SURPLUS; AUTHORIZING THE SALE OF LOTS IN GROUP 1, GROUP 2, GROUP 3, GROUP 4, GROUP 6, GROUP 7, GROUP 9, GROUP 11 AND GROUP 12 TO LANCASTER HOMES & CONSTRUCTION, GROUP 5 TO KIAWAH PROPERTIES CORP, GROUP 8 TO AFFORDABLE HOUSING PROGRAMS INC., GROUP 10 TO ROSEWOOD HOUSING LLC, AND GROUP 13 TO AMERICAN CONSTRUCTION & FINANCING; AUTHORIZING THE CONVEYANCE OF SIX LOTS FROM INVITATION TO BID NO. 6 TO AMERICAN CONSTRUCTION & FINANCING, THE SECOND HIGH BIDDER FOR GROUP 6; AUTHORIZING THE WAIVER OF ALL COUNTY LIENS PURSUANT TO SECTION 17-126 OF THE CODE; AUTHORIZING THE COUNTY MANAGER TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH SAME; AND AUTHORIZING EXECUTION OF COUNTY DEEDS FOR SUCH PURPOSE

WHEREAS, this Board passed Resolution No. R-432-00 on May 9, 2000 directing the County Manager to identify lots for the Infill Housing Initiative and offer them for sale to the highest responsive bidder in accordance with Florida Statute 125.35; and

WHEREAS, Invitation to Bid No. 7 For Sale of County-owned Lots Under the Infill Housing Initiative was issued offering the sale of fifty County-owned lots divided into thirteen groups to the high responsive bidder with development restrictions; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the properties legally described in Exhibit "B,"

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board hereby declares as surplus the fifty County-owned lots described in the attached County Deeds, pursuant to Section 125.35 Florida Statutes; authorizes the sale of lots in Group 1, Group 2, Group 3, Group 4, Group 6, Group 7, Group 9, Group 11, and Group 12 to Lancaster Homes & Construction Services, Inc.; authorizes the sale of lots in Group 5 to Kiawah Properties Corp.; authorizes the sale of lots in Group 8 to Affordable Housing Programs Inc.; authorizes the sale of lots in Group 10 to Rosewood Housing LLC.; authorizes the sale of lots in Group 13 to American Construction & Financing; authorizes the conveyance of six lots from Invitation to Bid No. 6 For Sale of County-owned Lots Under the Infill Housing Initiative to American Construction & Financing, the second high bidder from Group 6; authorizes the waiver of all County liens pursuant to Section 17-126 of the Code; authorizes the County Manager to take all actions necessary to accomplish the sale and conveyance of said property; and authorizes the Mayor to execute County Deeds to each of the successful bidders, in substantially the form attached hereto as Exhibit "E."

The foregoing resolution was offered by Commissioner _____,
who moved its adoption. The motion was seconded by Commissioner _____ and
upon being put to a vote, the vote was as follows:

| | |
|-------------------------------|--------------------------|
| Joe A. Martinez, Chairman | |
| Dennis C. Moss, Vice-Chairman | |
| Bruno A. Barreiro | Dr. Barbara Carey-Shuler |
| Jose "Pepe" Diaz | Carlos A. Gimenez |
| Sally A. Heyman | Barbara J. Jordan |
| Dorrian D. Rolle | Natacha Seijas |
| Katy Sorenson | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of June, 2005. This Resolution and contract, if not vetoed, shall become effective in accordance with Resolution No. R-377-04.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Thomas Goldstein

Exhibit "A"

Invitation to Bid No. 7

For Sale of County-Owned Lots Under the Infill Housing Initiative

| Highest Responsive Bidder | Folio Number | Address | Dim | Lot Size | Zoning | Assessed Value | Dist |
|--|--------------------|---------------------------|------------|----------|--------|----------------|------|
| Lancaster Homes & Construction | Group No. 1 | | | | | | |
| 2138 N. Power Line Rd. Suite 2 | 01-3112-014-0470 | 7709 NE 1 Ave | | 7,501 | S.F. | \$21,378 | 3 |
| Pompano Beach Fl. 33069 | 01-3112-018-0060 | 7333 NW 2 Ct | 57.5X100 | 5,750 | S.F. | \$15,187 | 3 |
| Amount bid for this Group:\$ 75,600 | 01-3112-018-0090 | 7333 NW 2 Ct | | 2,500 | S.F. | \$7,874 | 3 |
| | 01-3113-024-2530 | 6721 NW 4 Ct | 40X100 | 4,000 | S.F. | \$9,883 | 3 |
| Lancaster Homes & Construction | Group No. 2 | | | | | | |
| 2138 N. Power Line Rd. Suite 2 | 01-3113-042-1680 | 5510 NW 5 Ave | 50X125 | 6,250 | S.F. | \$14,500 | 3 |
| Pompano Beach Fl. 33069 | 01-3113-048-0180 | 245 NW 57 St | 50X142 | 7,100 | S.F. | \$15,071 | 3 |
| Amount bid for this Group: \$ 108,108 | 01-3113-060-0530 | 36 NW 57 St | 100X141 | 14,100 | S.F. | \$38,895 | 3 |
| | 01-3114-030-0071 | 5557 NW 7 Ct | 45X100 | 4,500 | S.F. | \$8,435 | 3 |
| Lancaster Homes & Construction | Group No. 3 | | | | | | |
| 2138 N. Power Line Rd. Suite 2 | 01-3122-035-1570 | 1866 NW 46 St | 44X111 | 4,884 | S.F. | \$8,896 | 3 |
| Pompano Beach Fl. 33069 | 01-3122-039-0180 | 1845 NW 44 St | 44X111 | 4,884 | S.F. | \$8,896 | 3 |
| Amount bid for this Group:\$ 91,116 | 01-3122-047-0380 | 1744 NW 46 St | 44X112 | 4,928 | S.F. | \$8,954 | 3 |
| | 01-3122-052-3090 | 1781 NW 53 St | 50X110 | 5,500 | S.F. | \$10,043 | 3 |
| | 30-3122-052-5620 | Adj E / 1955 NW 53 St | 50 X 110 | 5,500 | S.F. | \$10,093 | 3 |
| Lancaster Homes & Construction | Group No. 4 | | | | | | |
| 2138 N. Power Line Rd. Suite 2 | 01-3123-015-0691 | 4646 NW 15 Ct | 50X100 | 5,500 | S.F. | \$14,608 | 3 |
| Pompano Beach Fl. 33069 | 01-3123-022-0550 | 799 NW 44 St | | 11,330 | S.F. | \$30,092 | 3 |
| Amount bid for this Group: \$101,106 | 01-3123-037-2450 | 1353 NW 42 St | 50x100 | 5,000 | S.F. | \$13,632 | 3 |
| | 01-3123-037-2880 | 1256 NW 42 St | 50X100 | 5,000 | S.F. | \$13,632 | 3 |
| | 01-3123-037-3870 | 1280 NW 41 St | 85x100 | 8,500 | S.F. | \$23,174 | 3 |
| Kiawah Properties Corp. | Group No. 5 | | | | | | |
| 600 Old Country Rd | 01-3124-018-0480 | 270 NW 49 St | 50X143 | 7,150 | S.F. | \$16,405 | 3 |
| Garden City NY. 11530 | 01-3125-019-2130 | 113 NW 33 St | 50X100 | 5,000 | S.F. | \$29,607 | 3 |
| Amount bid for this Group:\$ 42,000 | 30-3122-008-2060 | Adj N / 4002 NW 23 Ct | 40X138 | 5,250 | S.F. | | 3 |
| | 30-3122-008-2070 | 4002 NW 23 Ct | | 165 | S.F. | | 3 |
| Lancaster Homes & Construction | Group No. 6 | | | | | | |
| 2138 N. Power Line Rd. Suite 2 | 01-3126-031-0030 | 3521 NW 11 Ct | 50X139 | 6,950 | S.F. | \$14,715 | 3 |
| Pompano Beach Fl. 33069 | 01-3126-039-1060 | 3137 NW 13 Ave | 50 X 99 | 4,950 | S.F. | \$37,412 | 3 |
| Lancaster Homes & Construction | Group No. 7 | | | | | | |
| 2138 N. Power Line Rd. Suite 2 | 30-2109-008-0202 | Adj W / 3181 NW 168 Terr. | | 5,250 | S.F. | \$13,289 | 1 |
| Pompano Beach Fl. 33069 | 30-3101-003-0670 | 296 NW 97 St | 100.42X135 | 13,557 | S.F. | \$47,256 | 3 |

Exhibit "A"

Invitation to Bid No. 7

For Sale of County-Owned Lots Under the Infill Housing Initiative

| | | | | | | | | |
|--|---------------------|----------------------------|-------------|--------|------|------|----------|---|
| Amount bid for this Group:\$ 72,612 | 30-3101-003-1370 | 9516 NW 3 Ave | 47X150 | 7,050 | S.F. | RU-2 | \$22,852 | 3 |
| Affordable Housing Programs Inc. | Group No. 8 | | | | | | | |
| 683 N. Biscayne River Dr. | 30-3112-023-0230 | Adj W / 460 NW 83 St | 100 X 111 | 11,100 | S.F. | RU-2 | \$21,711 | 2 |
| Miami, Fl. 33169 | 30-3112-023-0540 | 8135 NW 5 Ave | 100 X 100 | 10,000 | S.F. | RU-2 | | 2 |
| Amount bid for this Group:\$ 101,106 | 30-3112-023-1530 | 239 NW 80 St | 50 X 105 | 5,250 | S.F. | RU-2 | | 2 |
| Lancaster Homes & Construction | Group No. 9 | | | | | | | |
| 2138 N. Power Line Rd. Suite 2 | 30-3115-014-0380 | Adj E / 1977 NW 55 St | 50X105 | 5,250 | S.F. | RU-2 | \$11,656 | 3 |
| Pompano Beach Fl. 33069 | 30-3115-024-0270 | Adj E / 2170 NW 57 St | 100X105 | 10,500 | S.F. | RU-2 | \$23,311 | 3 |
| Amount bid for this Group:\$ 72,612 | | | | | | | | |
| Rosewood Housing LLC | Group No. 10 | | | | | | | |
| 1521 Alton Rd. 743 | 30-3121-023-0410 | 2732 NW 48 St | 56.60X152 | 8,603 | S.F. | RU-2 | \$19,134 | 3 |
| Miami, Beach Fl. 33139 | 30-3121-023-0540 | Adj W / 2729 NW 47 St | 50.60 X 152 | 7,691 | S.F. | RU-2 | \$17,106 | 3 |
| Amount bid for this Group:\$ 48,101 | 30-3121-026-1830 | 2941 NW 43 Terrace | 30 X 87 | 2,610 | S.F. | RU-2 | \$9,070 | 3 |
| | 30-3121-026-1840 | Adj E / 2941 NW 43 Terrace | 60 X 132 | 2,610 | S.F. | RU-2 | \$9,070 | 3 |
| | 30-3121-028-0710 | 4360 NW 30 Ave | 39.34 X 87 | 3,423 | S.F. | RU-2 | \$11,894 | 3 |
| | 30-3121-028-0720 | Adj W / 4360 NW 30 Ave | 30 X 87 | 2,610 | S.F. | RU-2 | \$9,070 | 3 |
| Lancaster Homes & Construction | Group No. 11 | | | | | | | |
| 2138 N. Power Line Rd. Suite 2 | 30-3122-026-0100 | 2170 NW 50 St | 65 X 109 | 7,085 | S.F. | RU-1 | \$12,870 | 3 |
| Pompano Beach Fl. 33069 | 30-3122-026-0950 | Adj W / 2175 NW 47 St | 40 X 109 | 4,360 | S.F. | RU-2 | \$11,972 | 3 |
| Amount bid for this Group:\$ 80,100 | 30-3122-026-1090 | 4604 NW 21 Ave | | 4,400 | S.F. | RU-2 | \$8,075 | 3 |
| | 30-3122-029-0300 | 4506 NW 22 Ct | 41 X 142 | 5,822 | S.F. | RU-2 | \$9,422 | 3 |
| | 30-3122-030-0240 | 5220 NW 23 Ave | 58.08X105 | 6,098 | S.F. | RU-2 | \$11,339 | 3 |
| Lancaster Homes & Construction | Group No. 12 | | | | | | | |
| 2138 N. Power Line Rd. Suite 2 | 30-3122-031-0440 | 2448 NW 42 St | 78 X 110 | 8,580 | S.F. | RU-2 | \$15,745 | 3 |
| Pompano Beach Fl. 33069 | 30-3122-031-0450 | 2460 NW 42 St | 88X110 | 9,680 | S.F. | RU-2 | \$60,171 | 3 |
| Amount bid for this Group:\$ 100,116 | 30-3122-032-0090 | 4100 NW 23 Ct | 75 X 70 | 5,250 | S.F. | RU-2 | \$10,828 | 3 |
| | 30-3122-032-0270 | 4141 NW 23 Ct | 50 X 141 | 7,050 | S.F. | RU-2 | \$11,466 | 3 |
| | 30-3122-033-0010 | 4336 NW 24 Ave | 46.67 X 120 | 5,600 | S.F. | RU-2 | \$14,320 | 3 |
| American Construction & Financing | Group No. 13 | | | | | | | |
| PO Box 823691 | 30-6018-004-0330 | Approx SW 217 St & 108 Ct | 76.6X139 | 10,647 | S.F. | RU-1 | \$6,328 | 9 |
| Pembroke Pines Fl. 33082 | 30-6934-003-0100 | 26525 SW 137 Ct | 75X143 | 10,725 | S.F. | RU-2 | \$8,984 | 9 |
| Amount bid for this Group:\$ 35,501 | | | | | | | | |

Exhibit "A"

Invitation to Bid No. 6

For Sale of County-Owned Lots Under the Infill Housing Initiative

| Second Highest Responsive Bidder | Folio Number | Address | Dim | Lot Size | Zoning | Assessed Value | Dist |
|---|---------------------|------------------------------------|------------|-----------------|---------------|-----------------------|-------------|
| Group No. 9 (Bid No. 6) American Construction And Financing 8113 N.W. 54 th St. Miami, FL USA 33166 | 30-5032-004-0020 | 10171 W. Guava St | | 13,195 | S.F. | \$17,340 | 9 |
| | 30-5032-010-0111 | Adjacent (W) of 10324 SW 172 ST | | 5,550 | S.F. | \$10,268 | 9 |
| | 30-5032-010-0250 | Adjacent (E) of 10330 SW 173 ST | 50 X 111 | 5,550 | S.F. | \$10,268 | 9 |
| | 30-5032-010-1390 | 3rd Lot Adj (E) of 1-280 SW 175 ST | 75 X 111 | 8,325 | S.F. | \$16,517 | 9 |
| | 30-5032-010-1410 | 2nd Lot Adj (E) of 10280 SW 175 ST | 25 X 111 | 2,775 | S.F. | \$5,134 | 9 |
| Amount bid for this Group: \$25,500 | 30-5032-010-1420 | Adjacent (E) of 10280 SW 175 ST | 25 X 111 | 2,775 | S.F. | \$5,134 | 9 |

Exhibit "B"
Legal Descriptions

| | |
|------------------|--|
| Group 1 | |
| 01-3112-014-0470 | LOT 4 BLK 29 LITTLE RIVER GARDENS PB 7-26 |
| 01-3112-018-0060 | LOT 5 BLK A LE BOCAGE A SUB OF HILL CREST PB 9-117 |
| 01-3112-018-0090 | LOT 8 BLK A LE BOCAGE A SUB OF HILL CREST PB 9-117 |
| 01-3113-024-2530 | LOT 12 BLK 14 SEVENTH AVE HIGHLANDS PB14-13 |
| Group 2 | |
| 01-3113-042-1680 | Lot 5 BLOCK 10 BUENA VISTA GDNS PB5-45 |
| 01-3113-048-0180 | Lot 19 BLK 1 RAILROAD SHOPS INTER SCHOOL TR PB 3-192 |
| 01-3113-060-0530 | Lots 4 & 5 BLOCK 4 BISCAYNE AVE TR PB 3-195 |
| 01-3114-030-0071 | LOT 10 BLK 1 WESTDALE 2ND AMD PL PB 11-30 |
| Group 3 | |
| 01-3122-035-1570 | LOT 221 BLK 10 ALLAPATTAH SCH SUB PB 5-99 |
| 01-3122-039-0180 | LOT 8 BLK 2 ALLAPATTAH SCH SUB 1 ST ADD PB 7-149 |
| 01-3122-047-0380 | LOT 8 BLK 3 17 AVE MANOR 2 ND ADD PB 21-23 |
| 01-3122-052-3090 | LOT 15 BLK 17 FLORAL PK PB 8-5 |
| 30-3122-052-5620 | LOT 14 BLK 31 FLORAL PARK PB 8-5 |
| Group 4 | |
| 01-3123-015-0691 | LOT 8 E5FT LOT 5 BLK 6 N MIAMI EST SEC 3 PB 6-139 |
| 01-3123-022-0550 | LOTS 19 & 20 BLK 3 ARDSLEY SUB PB 15-16 SECTION 23 TOWNSHIP 53 SOUTH RANGE 41 EAST |
| 01-3123-037-2450 | LOT 12 BLK 29 NORTH MIAMI ESTATES PB 5-48 |
| 01-3123-037-2880 | LOT 1 BLK 34 NORTH MAIAMI ESTATES PB 5-48 |
| 01-3123-037-3870 | LOT 3 LESS E15FT & LOT 4 BLK 43 N MIAMI ESTS PB 5-48 |
| Group 5 | |
| 01-3124-018-0480 | LOT 9 BLK 27 BUENA VISTA HGTS EXTN PB 3-64 SECTION 24 TOWNSHIP 53 SOUTH RANGE 41 EAST |
| 01-3125-019-2130 | LOT 23 BLK 11 WYNDWOOD PARK PB 5-23 SECTION 25 TOWNSHIP 53 SOUTH RANGE 41 EAST |
| 30-3122-008-2060 | LOT 3 LESS RAPID TRANSIT R/W BLK 10 GARDEN CITY PB 5-73 |
| 30-3122-008-2070 | PART OF LOT 4, BLK 10, GARDEN CITY, PB 5-73, BEG NE COR OF LOT 4, THS3.53 WLY 93 ELY TO POB |
| Group 6 | |
| 01-3126-031-0030 | LOT 3 LESS W1.37FT BLK 7 BUENA VISTA PARK PB 2-89 SECTION 26 TOWNSHIP 53 SOUTH RANGE 41 EAST |
| 01-3126-039-1060 | LOT 18 BLK 5 WESTEND PK AMD PL PB 6-142 |
| Group 7 | |
| 30-2109-008-0202 | LOTS 23 & 24 BLK 3 GOLDEN GLADES PK RE-SUB-PB 39-46 |
| 30-3101-003-0670 | LOT 2 & 3 BLK 6 AMD PL OF 2 ND ADDN OF PINEWOOD PARK PB 34-84 |
| 30-3101-003-1370 | LOT 16 BLK 10 AMD PL OF 2 ND ADDN OFF PINEWOOD PARK PB 34-84 |
| Group 8 | |
| 30-3112-023-0230 | LOT 9 & 10 BLK 2 BELLCAMP MANOR PB 11-33 SECTION 12 TOWNSHIP 53 SOUTH RANGE 41 EAST |
| 30-3112-023-0540 | LOT 11 & 12 BLK 4 BELLCAMP MANOR PB 11-33 |
| 30-3112-023-1530 | LOT 21 BLK 10 BELLCAMP MANOR PB 11-33 |
| | |

Exhibit "B"
Legal Descriptions

| | |
|----------------------|--|
| Group 9 | |
| 30-3115-014-0380 | LOT 16 BLK 3 BELVEDERE PB 13-70 SECTION 15 TOWNSHIP 53 SOUTH RANGE 41 EAST |
| 30-3115-024-0270 | LOTS 5 & 6 BLK 2 FLORAL HGTS SEC B PB 12-15 SECTION 15 TOWNSHIP 53 SOUTH RANGE 41 EAST |
| Group 10 | |
| 30-3121-023-0410 | LOT 4 & W6FT OF LOT 3 BLK 2 AMD PL OF BROWNS SUB PB 5-98 |
| 30-3121-023-0540 | LOT 21 BLK 2 AMD PL OF BROWNS SUB PB 5-98 |
| 30-3121-026-1830 | LOT 32 BLK 6 ROOSEVELT PARK PB 9-90 |
| 30-3121-026-1840 | LOT 33 BLK 6 ROOSEVELT PARK PB 9-90 |
| 30-3121-028-0710 | LOT 1 BLK 9 ROOSEVELT PK ADD NO 1 PB 9-165 |
| 30-3121-028-0720 | LOT 2 BLK 9 ROOSEVELT PK ADD NO 1 PB 9-165 |
| Group 11 | |
| 30-3122-026-0100 | LOT 11 & LOT 12 LESS E15FT THEREOF BLK 1 EARLINGTON HGTS PB13-61 |
| 30-3122-026-0950 | LOT 22 BLK 4 EARLINGTON HGTS PB 13-61 |
| 30-3122-026-1090 | LOT 9 BLK 5 EARLINGTON HGTS PB 13-61 |
| 30-3122-029-0300 | LOT 5 BLK 2 BUCKEYE PK PB 13-69 |
| 30-3122-030-0240 | LOT 12 BLK 2 54 TH ST TERR PB 15-21 SECTION 22 TOWNSHIP 53 SOUTH RANGE 41 |
| Group 12 | |
| 30-3122-031-0440 | LOT 8 LESS E10FT & ALL LOT 9 BLK 5 SMITH TERRACE SEC |
| 30-3122-031-0450 | LOTS 10 & 11 BLK 5 SMITH TERRACE SEC 2 PB 15-41 |
| 30-3122-032-0090 | N75FT OF LOT 11 BLK 1 ALLAPATTAH HEIGHTS PB 9-88 |
| 30-3122-032-0270 | LOT 8 BLK 2 ALLAPATTAH HEIGHTS PB 9-88 |
| 30-3122-033-0010 | LOT 1 BLK 1 SMITH TERRACE PB 6-122 |
| Group 13 | |
| 30-6018-004-0330 | LOT 9 BLK 2 VICTORIA GARDENS PB 49-45 |
| 30-6934-003-0100 | LOT 10 BLK 1 SUNNY HAVEN PB 47-6 SECTION 34 TOWNSHIP 56 SOUTH RANGE 39 EAST CONTAINING .23 AC. |
| Group 9 Bid 6 | |
| 30-5032-004-0020 | LOT 2 BLK 4 PERRINE SUB PB B-79 |
| 30-5032-010-0111 | LOTS 7 & 8 BLK 2 DIXIE HGTS GDNS PB 21-32 SECTION 32 TOWNSHIP 55 SOUTH RANGE 40 EAST |
| 30-5032-010-0250 | LOTS 7 & 8 BLK 3 HGTS GARDENS PB 21-32 |
| 30-5032-010-1390 | LOTS 11 12 & 13 BLK 9 DIXIE HGTSGARDENS PB 21-32 |
| 30-5032-010-1410 | LOT 14 BLK 9 DIXIE HGTS GARDENS PB 21-32 |
| 30-5032-010-1420 | LOT 15 BLK 9 DIXIE HGTS GARDENS PB21-32 |

Exhibit "C"
LIST OF PRINCIPALS OF HIGH BIDDERS

| Company | Principal (s) | Ownership % |
|---|--------------------------------------|--------------------|
| Lancaster Homes & Construction Services, Inc. 2183 N. Powerline Road # 2 Pompano Beach, FL. 33069 (305) 932-9599 | Meir Benzaken, President | 100% |
| Kiawah Properties Corporation 600 Old Country Road Garden City, NY 11530 | Ruben M Labrado President | 100% |
| Affordable Housing Programs, Inc 683 North Biscayne River Dr. Miami, Fl. 33169 | Issac Simhon R.E. | 100% |
| Rosewood Housing LLC 1521 Alton road # 743 Miami, Beach Fl. 33139 | John H. Copeland III | 100% |
| American Construction and Finance Corp. 8113 NW 54 St Miami, FL 33166 | Robert Behnejad Mitra K. Behnejad | 50 % 50 % |

Exhibit "D"

BOARD OF COUNTY COMMISSIONERS
SPECIAL RELEASE OF LIEN RELATIVE
TO INFILL HOUSING INITIATIVE

In accordance with Ordinance No. 01-47 Section 6, Miami-Dade County Code, any liens placed on a property by the County or any of its agencies may be released by the Board of County Commissioners if the property has been approved for the Infill Housing Initiative. The resolution releasing or satisfying the County liens shall state the underlying property has been designated by the County Manager for use as infill housing. If the property is privately owned, the County lien or liens on the property shall not be released or satisfied until the certificate of occupancy or its equivalent is issued for the infill housing project. The County shall not release or satisfy any County liens on a property owned by the person whose actions resulted in the County liens being placed on the property.

Resolution No. R- _____ passed by the Board of County Commissioners on the _____ day of _____, 2005 approved for Infill Housing the sale and waiver of County liens identified in Exhibit B attached hereto for property legally described as follows:

Legal Description

Witness: The official seal of Miami- Dade County and the hand of the Deputy Clerk thereof, C/O Team Metro, Miami, Florida. As of _____, 200__

CLAUDIA P. FLORES,
Deputy Clerk

Approved for legal sufficiency:

M

Exhibit "E"

Instrument prepared under the direction of
Thomas Goldstein, Assistant County Attorney
111 N.W. 1 Street, 28 Floor
Miami, Florida 33128-1907

Folio No:

COUNTY DEED

THIS DEED, made this ___ day of ____, 2005 AD. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____, party of the second part, whose address is _____:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of _____ to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

As legally described in Exhibit "B" attached hereto and made a part hereof

This conveyance is made subject to the following restrictions:

1. Each parcel shall be developed with affordable housing which may be either a single family home or such housing as may be allowed under zoning applicable to the parcel and shall meet the guidelines of the Infill Housing Initiative.
2. Build the home(s) to meet or exceed the Minimum Housing Quality Standards for Surtax and SHIP funding.
3. The property shall be reasonably developed or rehabilitated with affordable housing within one year of conveyance.
4. The Party of the Second Part shall pay all closing costs to purchase the lots and to convey the completed home.
5. That the home shall remain as affordable housing for at least ten (10) years.
6. The property cannot be transferred prior to obtaining the Certificate of Occupancy of the home without the prior written permission of the Miami-Dade Housing Agency.

Exhibit "E"

The Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, except:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgage(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any re-entry hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon completion of the constructed housing the Party of the Second Part shall provide the County a copy of the Certificate of Occupancy for the constructed housing. Upon receiving the Certificate of Occupancy and Proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The Party of the Second Part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least ten (10) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

Exhibit "E"

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the county. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and revest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No. ____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2005